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SURVEYOR

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

Project: LLA P05-0222

APN: 263-070-052

Address: Sycamore Canyon Blvd  
@ Eastridge Avenue

DOC # 2006-0277140

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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LL-P05-0222



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the TWO parcels of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Jeffrey O. Belmont 3-8-06  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

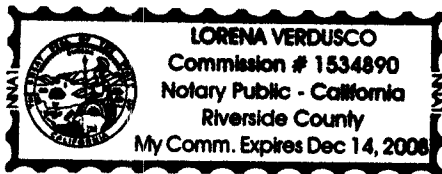
State of California }  
County of Riverside } ss

On March 8, 2006 before me Lorena Verduco, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared:

Jeffrey A. Belier  
Name(s) of Signer(s)

☒ personally known to me -OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lorena Verduco  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:



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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Lorena Verduseo

Commission #: 1534890

Place of Execution: Riverside

Date Commission Expires: 12/14/08

Date: 4-18-06

Signature: [Handwritten Signature]

Print Name: EDWARD LOPEZ



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## EXHIBIT "A"

### PARCEL 1

That portion of the northwest quarter of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, said portion being described as follows:

**COMMENCING** at the northwest corner of said Section 10, said corner also being the northwest corner of that certain parcel of land conveyed to Edgemont Community Services District by deed recorded April 1, 1969 as Instrument No. 30698, Official Records of Riverside County, California;

Thence North  $89^{\circ} 24' 34''$  East along the northerly line of said Section 10, and along the northerly line of said parcel so conveyed, a distance of 743.37 feet to the northwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded October 12, 1989 as Instrument No. 354160, Official Records of Riverside County, California;

Thence South  $00^{\circ} 21' 41''$  East along the westerly line of said parcel so conveyed, a distance of 76.00 feet to the **TRUE POINT OF BEGINNING**, said point being the northwest corner of Parcel 1 of Parcel Map No 23219, as shown by map on file in Book 161 of Parcel Maps at pages 64 and 65 thereof, Records of Riverside County, California;

Thence continuing South  $00^{\circ} 21' 41''$  East along said westerly line of Parcel 1, a distance of 464.00 feet to the southwest corner thereof;

Thence North  $89^{\circ} 24' 34''$  East along the southerly line of said Parcel 1, a distance of 210.00 feet to the southeast corner thereof, said corner being on the easterly line of said parcel so conveyed to Edgemont Community Services District;

Thence South  $00^{\circ} 21' 41''$  East along said easterly line, a distance of 2064.32 feet to the northeast corner of that certain easement conveyed to the City of Riverside by deed recorded November 22, 1996 as Instrument No. 447023, Official Records of Riverside County, California;

Thence South  $89^{\circ} 24' 13''$  West, and along the northerly line of said easement, a distance of 553.21 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 623.39 feet;

Thence westerly along said northerly line and along said curve, to the left, through a central angle of  $18^{\circ} 33' 43''$ , an arc distance of 201.96 feet, the radial line from said point bears South  $19^{\circ} 09' 29''$  East;



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Thence North 60° 45' 41" West along said northerly line, a distance of 104.81 feet to a point on a non-tangent curve, concave to the east, having a radius of 1345.13 feet, the radial line from said point bears North 77° 38' 40" East, said point also being on the easterly line of that certain easement conveyed to the City of Riverside by deed recorded November 3, 1995 as Instrument No. 369801, Official Records of Riverside County, California;

Thence northerly along said easterly line and along said curve, to the right, through a central angle of 7° 58' 32", an arc distance of 187.24 feet;

Thence North 04° 22' 47" West along said easterly line, a distance of 346.39 feet;

Thence North 02° 37' 02" West along said easterly line, a distance of 1126.86 feet;

Thence North 00° 33' 20" West along said easterly line, a distance of 500.32 feet to an angle point thereon;

Thence North 02° 37' 02" West along said easterly line, a distance of 254.87 feet to an angle point thereon;

Thence North 43° 23' 46" East along said easterly line, a distance of 100.73 feet to a point on the southerly line of that certain easement conveyed to the City of Riverside by deed recorded May 6, 1993 as Instrument No. 170224, Official Records of Riverside County, California;

Thence North 89° 24' 34" East along the southerly line of said easement, a distance of 202.22 feet to an angle point thereon;

Thence North 86° 28' 09" East along said southerly line, a distance of 467.89 feet to the **TRUE POINT OF BEGINNING**.

Containing 50.57 acres, more or less.

## **PARCEL 2**

That portion of the northwest quarter of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, said portion being described as follows:

**COMMENCING** at the northwest corner of said Section 10;

Thence North 89° 24' 34" East along the northerly line of said Section 10, a distance of 953.37 feet to the northeast corner of that certain parcel of land conveyed to



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Edgemont Community Services District by deed recorded April 1, 1969 as Instrument No. 30696, Official Records of Riverside County, California;

Thence South 00° 21' 41" East along the easterly line of said parcel so conveyed, a distance of 2631.32 feet to the **TRUE POINT OF BEGINNING**, said point being the southeast corner of said parcel of land so conveyed;

Thence continuing South 00° 21' 41" East along the southerly prolongation thereof, a distance of 15.00 feet to a point on the southerly line of said northwest quarter of Section 10, said point also being on the southerly line of that certain parcel of land conveyed to Edgemont Community Services District by deed recorded April 4, 1960, as Instrument No. 29425, Official Records of Riverside County, California;

Thence North 89° 24' 14" East along said southerly line, a distance of 1139.35 feet to a point hereinafter referred to as Point "A", said point also being the southwest corner of that certain parcel of land conveyed as Parcel 8052-1 to the State of California by that certain Final Order of Condemnation, recorded December 14, 1993 as Instrument No. 497052 of Official Records of Riverside County, California;

Thence North 01° 20' 29" West along the westerly line of said parcel, a distance of 15.00 feet to the northwest corner thereof, said corner being on the northerly line of that certain parcel of land conveyed to Edgemont Community Services District by deed recorded April 4, 1960 as Instrument No. 29425, Official Records of Riverside County, California;

Thence South 89° 24' 14" West along said northerly line of parcel so conveyed, a distance of 1139.10 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.39 acres, more or less.

**Together with** that portion of the northwest quarter of said Section 10, said portion being described as follows:

**COMMENCING** at Point "A" hereinabove referred to;

Thence North 89° 24' 14" East along the southerly line of said northwest quarter of Section 10, a distance of 338.67 feet to the **TRUE POINT OF BEGINNING** of this description, said point being the southeast corner of said parcel conveyed to the State of California;

Thence continuing North 89° 24' 14" East along said southerly line, a distance of 125.74 feet to the southwest corner of that certain parcel of land conveyed to the State of California by deed recorded April 4, 1960 as Instrument No. 29425, Official Records of Riverside County, California;



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Thence North 00° 35' 46" West along the easterly line of said parcel, a distance of 15.00 feet to the northeast corner thereof;

Thence South 89° 24' 14" West along the northerly line of said parcel, a distance of 125.94 feet to the northwest corner of said parcel conveyed to the State of California;

Thence South 01° 20' 29" East along the easterly line of said parcel, a distance of 15.00 feet to the **TRUE POINT OF BEGINNING**.

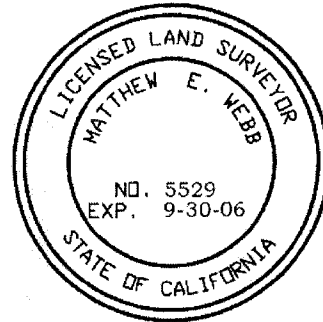
Subject to easements of records.

Containing 1888 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 2/1/06  
Matthew E. Webb, L.S. 5529 Date



Prepared by: [Signature]  
Checked by: LB

DESCRIPTION APPROVAL:

BY: [Signature] FEB 6, 2006  
DATE  
FOR: MARK S. BROWN  
CITY SURVEYOR



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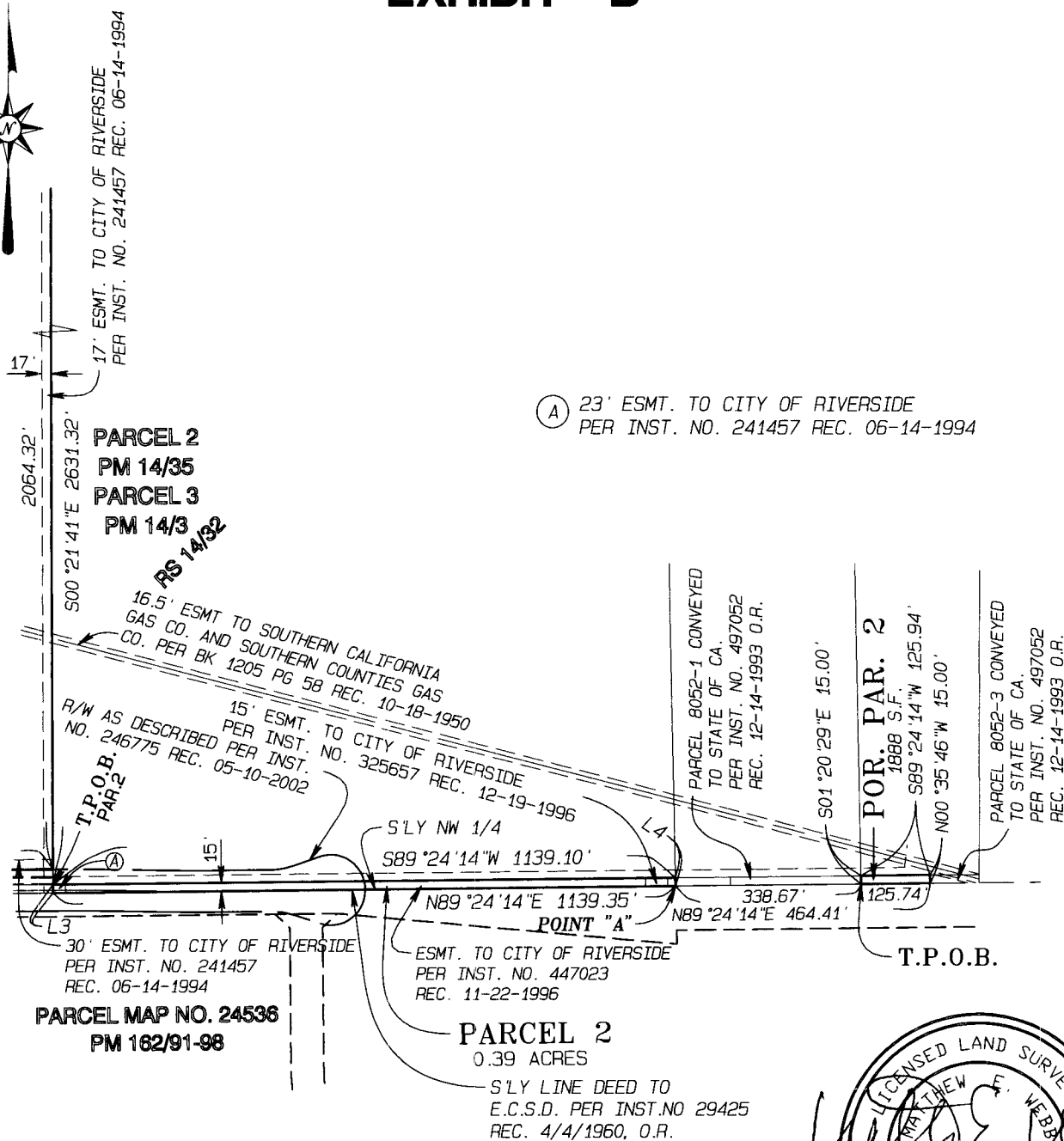




# EXHIBIT "B"

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SEE SHEET 1



SECTION 10, T.3 S., R.4 W., S. B. M.

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

73/446  
74/3+5

DATE PREPARED: 12/6/04

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

W.O. 88-291

SCALE: 1" = 300'

DRWN BY: *AWB* DATE: 2/1/06  
CHKD BY: *JB* DATE: 2/1/06

SUBJECT: PLAT

LL-POS-0ZZZ